

**TRANSFER
TAX
PAID**

QUITCLAIM DEED WITH COVENANT
(Statutory Short Form)

028716

NORTHERN INLAND COMMERCIAL ENTERPRISES, INC., a Maine corporation organized and existing under the laws of the State of Maine and having a place of business in Waterville in the County of Kennebec and State of Maine, for consideration paid, grants to RARE COMPANY, INC., a Maine corporation organized and existing under the laws of the State of Maine and having a place of business in Waterville in the County of Kennebec and State of Maine, and whose mailing address is P. O. Box 708, Waterville, Maine 04903, with quitclaim covenant, the land in Waterville, County of Kennebec and State of Maine, more particularly described as follows:

Certain lots or parcels of land situate in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described in Exhibit A attached hereto and made a part hereof.

In Witness Whereof, the said NORTHERN INLAND COMMERCIAL ENTERPRISES, INC., has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Jack Cahill, its President, thereunto duly authorized, this 28th day of October, 1996.

Signed, Sealed and Delivered
in the presence of:

Marguerite L. Weymouth

NORTHERN INLAND COMMERCIAL
ENTERPRISES, INC.

John B. Cahill PRES
By Jack Cahill AKA JOHN B. CAHILL
Its President

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: October 28, 1996

Personally appeared the above named Jack Cahill, President of said Grantor Corporation as aforesaid, and acknowledged the foregoing to be his free act and deed in said capacity, and the free act and deed of said Corporation.

Before me,

Marguerite L. Weymouth
Notary Public

Marguerite L. Weymouth

My commission expires: Dec. 21, 1997

EXHIBIT A

Quitclaim Deed With Covenant

Northern Inland Commercial Enterprises, Inc.
to
PARED Company, Inc.

48-337
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48-340

Certain lots or parcels of land situate in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

PARCEL ONE:

A certain lot or parcel of land situate in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Beginning in the westerly line of College Avenue in the northerly line of land formerly of the Elmwood Hotel; thence northerly in said westerly line of College Avenue thirty-five (35) feet; thence westerly at right angles with the westerly line of College Avenue ninety-seven and four tenths (97.4) feet to an iron pin set in the ground in the easterly line of land formerly of the Elmwood Hotel property; thence southerly in said easterly line of land formerly of the said Elmwood Hotel about forty-eight and three tenths (48.3) feet to an iron pin in the northerly line of land formerly of said Elmwood Hotel property; thence easterly in the northerly line of land formerly of said Elmwood Hotel property eighty-two and sixty hundredths (82.60) feet to an iron pin in the westerly line of College Avenue and the point of beginning.

Also a right of way in common with others over a strip of land four (4) feet wide lying next northerly of the premises above described and extending from the westerly line of College Avenue to the westerly line of land now or formerly of Delphia Gray; together with any and all other rights appurtenant to the within described property which the within described property as a dominant estate has acquired by grant or otherwise in adjacent properties.

PARCEL TWO:

A certain lot or parcel of land situate in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Beginning on the westerly line of College Avenue at the southeast corner of land now or formerly owned by Frank Philbrick and running southerly forty-three and four tenths (43.4) feet; thence running in a westerly direction ninety (90) feet in a line parallel with said Philbrick's south line; thence southerly at right angles eight and seven tenths (8.7) feet; thence westerly at right angles in a line parallel with said Philbrick's south line about twenty-nine (29) feet to land of the Elmwood Hotel Company, formerly owned by George B. White of Boston; thence northerly about fifty-four (54) feet to the southwest corner of said Philbrick's land, said corner being also the corner of land of H. T. Winters, Elmwood Hotel Company and the land hereby conveyed; thence easterly one hundred thirty-four and nine tenths (134.9) feet along the southerly line of said Philbrick's land to the point of beginning.

PARCEL THREE:

A certain lot or parcel of land situate in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Beginning on the westerly line of College Avenue at a point forty-three and four tenths (43.4) feet from the southeasterly corner of land formerly of Frank Philbrick; thence running westerly in a line parallel with said Philbrick's south line ninety (90) feet; thence running southerly at right angles with said last mentioned line eight and seven tenths (8.7) feet; thence running westerly in a line at right angles with said last mentioned line about twenty-nine (29) feet

to land now or formerly of the Elmwood Hotel property; thence running southerly along the easterly line of said Elmwood Hotel property to the northerly line of land formerly of Stanley A. Cobb; thence running easterly along the northerly line of said Cobb land to the westerly line of College Avenue; thence along the westerly line of College Avenue to the point begun at.

Subject to rights of way as described in deed to B. L. Batchelor and Elizabeth E. Batchelor from Delphia Gray dated April 14, 1920, to which reference may be made for a more particular description.

Also another certain lot or parcel of land situate in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Beginning at an iron pin driven in the ground at the northwesterly corner of the above described lot, the same being thirteen and fifty-five hundredths (13.55) feet southerly of an iron pin driven in the ground at an angle point in the easterly line of land which the Lewiston Buick Company purchased from the Elmwood Hotel Company prior to May 21, 1921; thence northwesterly in a line coincident with the northerly line of the parcel first above described extended four and twenty-five hundredths (4.25) feet to an iron pin driven into the ground; thence southerly in a line parallel with the easterly line of Main Street to an iron pin driven into the ground at a point where this line intersects the easterly line of said land which the Lewiston Buick Company acquired from the Elmwood Hotel Company, this last described point being at the apex of the triangular shaped parcel of land described below; thence northerly in said easterly line of land which the Lewiston Buick Company acquired from the Elmwood Hotel Company to the point of beginning.

This second piece or parcel of land described above is triangular in shape.

Excepting and reserving, however, from the conveyance of the parcel of land first above described a certain lot of land situate in said Waterville and bounded and described as follows, to wit:

Beginning at an iron pin driven in the ground at the southeasterly corner of the lot which the Lewiston Buick Company acquired from the Elmwood Hotel Company and which is mentioned above; thence easterly in a line coincident with the southerly line of said land which the Lewiston Buick Company acquired from the Elmwood Hotel Company and the same extended easterly four and thirty-two hundredths (4.32) feet to an iron pin driven into the ground; thence northerly in a line parallel with the easterly line of Main Street to a point where the same intersects the easterly line of said land which the Lewiston Buick Company purchased from the Elmwood Hotel Company to an iron pin driven in the ground; thence southerly in the easterly line of said land which the Lewiston Buick Company purchased from the Elmwood Hotel Company to the point of beginning.

Said excepted parcel is triangular in shape.

PARCEL FOUR:

A certain lot or parcel of land situate in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Beginning at a point in the westerly line of College Avenue at the southeasterly corner of land formerly of the President and Trustees of Colby College, now of one Robert Drapeau, said point being marked by a stone monument set in the ground at a point six tenths (.6) of a foot easterly of said westerly line of College Avenue; thence southerly in said westerly line of College Avenue about ninety-five and five tenths (95.5) feet to the northeasterly corner of land formerly occupied by B. O. Goodrich; thence westerly in said Goodrich's northerly line one hundred thirty-four and one tenth (134.1) feet to a stone monument and iron pipe set in the ground at a point supposed to be at the southeasterly corner of land now or formerly of H. T. Winters; thence northerly in the easterly line of land

48-337
48-338
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Being the same premises conveyed to Northern Inland Commercial Enterprises, Inc., by Quitclaim Deed With Covenant from CSC dated August 26, 1994, and recorded in the Kennebec County Registry of Deeds in Book 4771, Page 197.

95 OCT 31 AM 9:00

MISS: *Helen Ruth Johnson*
REGISTER OF DEEDS